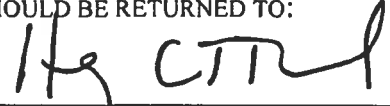


THIS INSTRUMENT PREPARED, WITHOUT BENEFIT OF  
TITLE EXAMINATION, BY, AND UPON RECORDING  
SHOULD BE RETURNED TO:

  
Henry C. T. Richmond, III, Esq.  
Bingham Greenebaum Doll LLP  
300 West Vine Street, Suite 1100  
Lexington, Kentucky 40507  
(859) 231-8500



March 30, 2012 09 15 40 AM  
Rec \$10 00

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Book DE 2403

DEED  
3 PGS

Page 2363-2365

Cons \$1 00

Cnty Tax EXEMPT State Tax EXEMPT

FILED IN GREENVILLE COUNTY, SC

STATE OF SOUTH CAROLINA )

) ss:

**LIMITED WARRANTY DEED**

COUNTY OF GREENVILLE )

KNOWN ALL MEN BY THESE PRESENTS, that **NANCY M. COX** (hereinafter called "Grantor"), for and in consideration of \$1.00 and no other consideration, does by these presents grant, release and convey unto **NANCY M. COX, AS TRUSTEE UNDER THE NANCY M. COX REVOCABLE TRUST AGREEMENT DATED MARCH 23, 2012, BY NANCY M. COX, AS SETTLOR AND AS TRUSTEE**, having an address of 1241 Summit Drive, Lexington, Kentucky 40502 (hereinafter called "Grantee"), her successors, heirs and assigns, certain real property located in Greenville County, South Carolina and more fully described on Exhibit "A" attached hereto and incorporated herein, to-wit (the "Property").

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the Property unto Grantee, her successors, heirs and assigns, forever. And the Grantor does hereby bind herself and her heirs, successors and assigns, to warrant and forever defend all and singular the premises unto the Grantee, her successors, heirs and assigns against Grantor and her heirs, successors and assigns and against every person whomsoever lawfully claiming or claim to the same, or any part thereof by, through or under Grantor.

Grantee, or her successors in trust, takes title to the Property as Trustee, with full power and authority to sell, mortgage or otherwise deal with the Property, including the power and authority to execute deeds, mortgages, leases, releases or other documents relating to the Property. Any purchaser or mortgagee of the Property shall not be required to look to the application of the proceeds of sale or mortgage, and there shall be no duty upon anyone dealing with the Grantee or her successors in trust to inquire into the necessity or expediency of any act of the Grantee or of the disposition of any monies paid to the Grantee or of the provisions of the trust agreement under which the Grantee acts.

EXHIBIT

A

2 of 2 PG. 2

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of March, 2012.

Nancy M. Cox  
NANCY M. COX

Erica Boone  
Erica Boone  
(Signature & Printed Name of 1<sup>st</sup> Witness)

Jordan Osborn  
Jordan Osborn  
(Signature & Printed Name of 2<sup>nd</sup> Witness  
/Notary Public)

COMMONWEALTH OF KENTUCKY )  
) SS:  
COUNTY OF FAYETTE

I, Henry C. T. Richmond, the undersigned Notary Public, in and for said County and State do hereby certify that Nancy M. Cox, personally appeared before me this 23 day of March, 2012 and acknowledged the due execution of the foregoing instrument.

My commission expires: 1/17/14

Henry C. T. Richmond  
NOTARY PUBLIC, KENTUCKY  
STATE AT LARGE

(SEAL)

EXHIBIT

A

2 of 2 PG. 3

## EXHIBIT "A"

All that certain lot, piece or parcel of land, with all improvements thereon, located in the State of South Carolina, County of Greenville, O'Neal Township, on Gap Creek Road, shown and designated as 13.05 acres on a survey prepared by Farmer & Simpson Engineers, Inc., dated October 6, 1995, and recorded in the Register of Deeds Office for Greenville County in Deed Book 1798, at Page 69.

Being the same property acquired by Grantor, by Limited Warranty Title to Real Estate dated June 20, 2006, from Nancy M. Cox, Trustee of the Marguerite S. Cox Qualified Residence Trust u/a dated October 13, 1998, of record in Book DE 2212, Pages 584-588, in the Register of Deeds for Greenville County, South Carolina.

Tax Map No: 536.1-1-40.00

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FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2012025126 Book: DE 2403 Page: 2363-2365  
March 30, 2012 09 15 40 AM

*Timothy J. Harvey*

EXHIBIT

A

2 of 2 PG. 4

X 1798 PAGE 66 //

Prepared by Myche, Burgess, Freeman & Parham, P.A., Attorneys at Law, Greenville, South Carolina

Grantee's Address: P.O. Box 2046, Mississippi State, Mississippi 39762

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LIMITED WARRANTY  
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That MARGUERITE S. COX, hereafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and no other consideration paid to Grantor by NANCY M. COX, Trustee of The Marguerite S. Cox Qualified Personal Residence Trust u/a dated October 13, 1998, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, her successors and assigns, forever:

SEE EXHIBIT A

TMS No. 536.1-1-40.00

TOGETHER, with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs, Successors and Assigns against Grantor and Grantor's Successors and Assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through the Grantor but not otherwise.

EXEMPT

NOV 09 1998

NOV 09 1998

REC FEE 10.00

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EXHIBIT

A

2 of 2 PG. 5

BOOK 1798 PAGE 67

Witness the hand and seal of Grantor this 28<sup>th</sup> day of  
October, 1998.

Signed, sealed and delivered  
in the presence of:

Donna Hughes  
Gay Johnson

Marguerite S. Cox  
MARGUERITE S. COX

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ACKNOWLEDGMENT

I, Cornie Southard, a Notary Public for the State of South Carolina, do  
hereby certify that MARGUERITE S. COX, the Grantor, personally appeared  
before me this 28<sup>th</sup> day of October, 1998 and acknowledged the due  
execution of the foregoing instrument.

Cornie Southard [SEAL]  
Signature of Notary Public  
My commission expires: 12-12-2006

G:\MYCHE\LHN\COXDARG\LNTM2.DEE

EXHIBIT

A

2 of 2 PG. 6

BOOK 1798 PAGE 68

EXHIBIT A

All that certain lot, piece or parcel of land, with improvements thereon, located in the State of South Carolina, County of Greenville, O'Neal Township, on Gap Creek Road, shown and designated as 13.05 acres on a survey prepared by Farmer & Simpson Engineers, Inc., dated October 6, 1995, to be recorded herewith.

This is a portion of the property conveyed to the Grantor by deed of Paul D. Green and Helen Green dated August 25, 1962 and recorded in the Greenville County R.M.C. Office in Deed Book 705 at Page 254 and by deed of distribution of the Personal Representative of the Estate of Virgil Queener Cox dated February 21, 1991 and recorded in the Greenville County R.M.C. Office in Deed Book 1427 at Page 196.

Tax Parcel No.:536.1-1-40.00

G:\WYCHEN\RM\COXMARG\EXHIBIT A2  
October 26, 1998

14328 10.2